MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 137556/FO/2023 |
| **Date registered valid:** | 17 July 2023 |
| **Proposal:** | External alterations associated with refurbishment of existing office space comprising the installation of new roof terrace with pergola; installation of solar panels; installation of new security fencing, creation of access lobby, refurbishment of entrance plaza, new planters, creation of gym with associated changing rooms and studio, cycle store. |
| **Address:** | Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH |
| **Ward(s):** | Piccadilly Ward |
| **Applicant:** | Custodian REIT Plc |
| **Agent (if any):** | Emily Davies Avison Young |
| **Case officer:** | Michael Pearson<br>Tel: 0161 219 2735<br>Email: michael.pearson@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation:** 30/01/2024

**Application details**

**Type of application:** Full Application Consent

**Development type:** Minor Other

**Date of site visit:**

**Standard consultations:**
Printed: 24 July 2023 Expired: 14 August 2023

**Neighbour notifications**
Printed: 24 July 2023 Expired: 14 August 2023

**Site notice**
Posted: 25 July 2023 Expired: 15 August 2023

**Press advert**
Published: 1 August 2023 Expired: 15 August 2023

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

The application relates to the part seven part eight storey detached mid-century office building, Arthur House, at no13-15 Chorlton Street. The site is bound by Chorlton Street, Silver Street, Gold Street and Major Street. The property features a flat roof and a ground floor under croft parking area. Said parking area is separated from the property's entrance area by a free standing wall. The building is then completed in white render and features a prominent front black fascia. The property features a single advertisement at ground floor in the form of a non-illuminated individual letter sign. The application site is in mixed use as office space and premises for the provision of education (Class E (g(i)) & Class F1(a)).

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

**Description of area**

The neighbouring area lies within the heart of the City Centre, with Chorlton Street residing in walking distance of Portland Street, an arterial A road that provides access to the City Centre, and Piccadilly Gardens, a major public open space. Neighbouring built development is comprised of properties in varying commercial uses, with the Grade II* listed Britannia Hotel lying to the north-west across Silver Street. Chorlton Street Bus Station then lies to the south-east, with other offices uses being situated to the north, east and south.

**Description of development**

The application seeks consent for the erection of a roof top extension, creation of roof terrace, erection of ground floor extensions and boundary treatment, and other associated external alterations.

The development at ground floor would see the installation of new hard and soft landscaping measures at the site's entrance off of Chorlton Street and new planters along Major Street. A new 1.6m high boundary treatment consisting of a concrete base and metal railings would then run along the site's Silver Street and Gold Street boundaries.

Proposed ground floor extensions would see the creation of a utility cupboard, cycle store and gym. The gym extension would then be completed in render to match the finish of the host property and also feature glazed windows fronting out onto Major Street. The proposed cycle store and utility cupboard would be secured by security fencing.

Other external alterations comprise of the insertion of metal railings and gate to close off the property's under croft parking area from Major Street. Windows at all floors on the property's Chorlton and Gold Street elevations, and at first to third floors on the property's Major and Silver Street elevations would be replaced so as to match the property's modern glazed units located in its upper floors (Approved under permission 113412/FO/2016).

A roof top access extension would be erected on the property's south-eastern corner on the junction where Major Street meets Chorlton Street. The extension would be of the same height as the existing roof top extension and would then be completed in render and decorative pattern to match that of the host property.

**Planning History**

A high number of applications are on record for the application site, the most relevant of which are shown below:

137599/AO/2023 - Installation of 1 x lightbox canopy signage and illuminated individual letter wall signage – Application pending consideration.

136227/FO/2023 - External alterations associated with refurbishment of existing office space comprising the installation of new roof terrace with pergola; installation of new security fencing creation of access lobby, installation of solar panels, refurbishment of entrance plaza, new planters, creation of gym with associated changing rooms and studio, cycle store – Withdrawn June 2023.

116656/FO/2017 - Replacement stairwell windows on the south west elevation (Chorlton Street elevation) – Approved August 2017.

113412/FO/2016 - Alterations to the external appearance of the building and works to external areas – Approved November 2016.

**Consultations & Notification Responses**

Environmental Health – No objection subject to conditions relating to demolition/construction hours, hours of opening, external lighting, acoustics, roof terrace use, external plant and waste.

Flood Risk – No objection subject to an informative relating to drainage.

Greater Manchester Police – No objection received.

Helipad Manager – No objection.

Highways – No objection.

MAGS – No objection subject to an informative relating to cranes.

Publicity – None received.

**Policy**

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN14 – Flood Risk
- Policy EN15 – Biodiversity and Geological Conservation
- Policy EN16 – Air Quality
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 15 – Conserving and Enhancing the Natural Environment
- Chapter 16 – Conserving and Enhancing the Historic Environment

**Other Legislative Requirements**
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy for Waste

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester. Once the Places for Everyone Plan is adopted it will form part of Manchester's development plan.

To date, five consultations have taken place in relation on the Plan. The Examination of Plan, following its submission in February 2022, began in November 2022. Following the completion of the Examination of the Plan, main modifications have now been proposed which will now become the subject of further public consultation.

The City Council's Executive agreed the Main Modification on 4 October 2023 and endorsed an 8 week period of public consultation on the Main Modifications commencing no earlier than 9 October 2023.

Any representations will be forwarded to the Examination team managing the Plan. The Inspectors will consider all representations on the proposed Modifications before finalising the examination report.

Given the stage the Plan has reached, and level of public consultation and scrutiny it has received, the Plan and its policies is now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The Plan and its policies must therefore be given significant weight in the planning balance. Relevant policies to the proposal are show below:

- Policy JP-S5: Flood Risk and the Water Environment
- Policy JP-S6: Clean Air
- Policy JP-G9: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P2: Heritage

**Issues**

Principle of the development

The development would see the external alteration and extension of a property in mixed use as office space and a premises for the provision of education. As the development is primarily cosmetic in nature and seeks so supplement the aforementioned uses by providing users of the site access to an ancillary gym and roof terrace, and would thus not formally alter the use of the application site as a commercial premises, it is considered the proposal would support the ongoing regeneration of the City Centre and continue to contribute to the City's office supply. As such, the proposal is acceptable in principle and therefore accords with Core Strategy Policies SP1, EC1, EC2, CC1 and DM1, subject to the matters discussed below.

Visual Amenity & Heritage

The application site is a mid-20$^{th}$ century office building, containing some features of architectural merit/interest, this includes its staggered front elevation, multiple paned windows, under croft car park and vertical render detailing. The property features an existing roof extension visible from Chorlton Street, said extension continues the aforementioned vertical rendered detail and creates a staggered effect to the property's roof structure, with the extension not spanning the entirety of the property's Chorlton Street elevation.

The proposed roof top extension would infill the aforementioned gap in the property's roof top frontage, taking the entirety of its Chorlton Street elevation to eight storeys. The extension would be completed in white render to match the existing building and include a matching vertical rendered detail so that it would act as a natural continuation of the existing property. Proposed roof terrace details, including a pergola and glass balustrade are proposed. It is acknowledged that due to their presence atop the property's roof and how they would be set back from the property's front edge and rear, views of them would be heavily obscured and thus their visual impact would be minimal.

The proposed ground floor extensions would see the partial infilling of the property's under croft car park, with new glazed panels proposed to face out onto Chorlton Street and security fencing to create a new bike store facing out onto Silver Street. Such alterations would be confined to the existing footprint of the building and are considered would not fundamentally alter how the building is read/understood. In the event of an approval conditions that would require material samples of the proposed render detail and security fencing to be submitted to and approved in writing by the LPA would be attached.

Other proposed external alterations include the introduction of hard landscaping works to the property's entrance in the form of new paving stones, the introduction of a boundary fence along Silver Street and the closing off of the site's under croft car park along Major Street with metal railings. Material samples of the metal railing detail for the proposed fence and car park enclosure have been submitted and are deemed to be acceptable. Said railings would be slim in profile and coloured dark grey. Subject to conditions that would require the submission of detail of how the fence railings would be mounted to a proposed concrete base and for samples of the proposed hard landscaping measures to be submitted, it is considered this element of the proposal would have an acceptable visual impact.



*Photographs of the submitted railings sample*

It is also acknowledged that the property's windows within its Chorlton Street and Gold Street elevations, and its first to third floor windows within its Major and Silver Street elevations would be replaced so as to match the upper floors of the windows replaced under application 136227/FO/2023. Such a change is considered to be minor and would be beneficial giving the property's fenestration a consistent appearance.

The proposed extensions and alterations as a whole are considered would assist in updating the appearance of the application site and would not fundamentally alter the architectural form of the building, furthermore, planning condition would secure the submission of material samples so that appropriately high quality materials can be selected. On this basis the proposal would is considered would have an acceptable impact on the neighbouring street scene and neutral impact on the significance of the neighbouring Grade II* listed Britannia Hotel to the north-west of the application site.

In light of the above the proposal is in accordance with Core Strategy Policies CC9, EN1, EN3, and DM1, Saved Unitary Development Plan Policy DC19, Places for Everyone Plan Policy JP-P2, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

The application site, as previously mentioned within this report, sits within an area largely characterised by properties in commercial use as office space and hotels. The proposed

extensions whilst increasing the internal floor space of the property would not increase it's height or footprint, with them being confined to within it's under croft parking area and roof space. On this basis, it is considered the proposed extensions would not cause an unacceptable degree of overshadowing or overlooking on nearby properties.

Environmental Health do not object to the proposal subject to multiple conditions, including a condition that would limit the hours of construction and demolition. In the event of an approval such a condition will not be attached as this would be controlled by a submitted construction management plan and would fall within the remit of Environmental Health.

Environmental Health have requested conditions that would limit the hours of use of the proposed roof terrace to between 08:00 and 21:00, and that a scheme for external lighting be submitted for approval. Subject to such conditions it is considered the proposed roof terrace can be accommodated on site without detriment to neighbouring amenity.

A Noise Impact Assessment has accompanied the proposal. Environmental Health have inspected it and found that said assessment is insufficient in relation to the proposed gym use due to no noise testing having been undertaken for noises associated with such a use i.e. weight drops. Consequently, Environmental Health requested a new noise impact assessment be submitted and that the hours of use of the gym be limited to between 06:00 and 20:00. Subject to such conditions, the application is considered to be acceptable from a residential amenity perspective and is thus in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

Crime and Public Disorder

The submitted Design & Access Statement includes pictures demonstrating that anti-social and criminal behaviour has occurred on site. The proposal would also see the creation of a ground floor extension and new commercial space in the form of a gym. No objection has been received from Greater Manchester Police (GMP). Notwithstanding this, the latest submission on site for a previous iteration of the scheme, submitted under application 136227/FO/202, saw the GMP recommend that the scheme receive a secured by design accreditation. However it is also appreciated that as the development is merely seeking cosmetic and extension works, it is considered appropriate to condition the proposal so that evidence of the security measures that will be put in place to ensure the development is secured by design compliant be submitted to and approved in writing by the Local Planning Authority. Subject to such a condition the proposal is considered acceptable in this respect and would therefore accord with Core Strategy Policy DM1 and the National Planning Policy Framework.

Ecology & Landscaping

The proposal would see the extension of an existing commercial building within the City Centre. Landscaping measures are proposed in the form of a tree outside the property's entrance off of Chorlton Street and planters along the property's Major Street elevation. The proposals are considered to be acceptable subject to a condition that would require that if any plant species fail, die, are damaged or are removed within a five year period from the date of the decision notice, then a species of the same size and type be installed in its place. Notwithstanding the above, in the interest of securing a biodiversity net gain on site, it is considered necessary that in the event of an approval a condition be attached requiring the submission of a scheme confirming the installation of a bird box on site. Subject to such a condition the development would be acceptable in this instance and would therefore accord with Core Strategy Policies EN15 and DM1, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

Flood Risk

The application site is located in Flood Zone 1 where the risk of flooding is lowest. The application site is entirely comprised of hard standing and as such the proposal would see no loss of permeable ground. MCC Flood Risk do not object to the proposal subject to an informative that relates to drainage schemes. Subject to such an informative the development is acceptable in this regard and therefore accords with Core Strategy Policies EN14 and DM1, Places for Everyone Plan Policy JP-S5 and the National Planning Policy Framework.

Highway Safety

Proposed works would see the erection of a new boundary treatment along Silver Street and Gold Street, the installation of a new gated access on Chorlton Street and other works that would take place adjacent to heavily confined and narrow roads. Highways do not object to the proposal, however, within their consultation response to a near identical scheme that was withdrawn under application 136227/FO/2023, highways requested that a condition securing the submission of a Construction Management Plan (CMP). Due to the tight confines of the site and neighbouring streets, and the nature of the proposal and how it involves the extension of the property, it is considered necessary in the event of an approval to attach a condition requiring the submission of a CMP. Due to the minor nature of the proposed works a highway condition survey is considered to be disproportionate and will not be attached in the event of an approval.

It is noted the proposal would feature a gated access to its under croft parking area off of Major Street. Whilst the proposed plans do not show that this gate would protrude onto the public highway, it is considered necessary to condition the proposal so that all external doors would be designed so that they do not cause such a protrusion when open. Cycle storage facilities are proposed at ground floor, in the event of an approval a condition will be attached requiring their delivery and subsequent retention. It is also considered necessary to include a condition that would require landscaping measures adjacent to the vehicular access to not grow over 0.6m so as not to obscure the visibility of motorists and pedestrians when utilising and crossing over the site access. Subject to the aforementioned conditions the proposal is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Air Quality

The application would see the creation of a cycle store on site and the retention of 15no car parking spaces. In light of this and to ensure new development continues to improve the air quality of the City Centre, it is considered necessary that in the event of an approval a condition be attached requiring the submission of details for a scheme for the provision of electric vehicle charging points. Subject to such a condition the development is acceptable in this regard and therefore accords with Core Strategy Policies EN16 and DM1, Places for Everyone Plan Policy JP-S6 and the National Planning Policy Framework.

Waste Management

The submission has been accompanied by supporting information which states the site utilises a bagged waste collection scheme. The proposed plans for the development depict that the site's bins would be kept within a secure store within the property's under croft car park. Subject to a condition that would see the development completed and operated in accordance with said plans, the development is acceptable in this regard and therefore accords with Core Strategy Policy DM1 and the National Planning Policy for Waste.

Conclusion

In light of the above, it has been found that the development is acceptable and is therefore in accordance with Core Strategy Policies SP1, EC1, EC2, CC1, CC9, EN1, EN3, EN14, EN15, EN16 and DM1, Saved Unitary Development Plan Policies DC19 and DC26, Places for Everyone Plan Policies, JP-S5, JP-S6, JP-G9 and JP-P2, National Planning Policy for Waste, the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Other Legislative Requirements**
**Equality Act 2010**
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations**
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

**Article 35 Declaration**

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance, this has included ongoing advice that has resolved the issues associated with the proposal.

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- 223-YOU-XX-XX-DR-I-9001 Rev P01: Site Map (Received 09/10/2023)
- 223-YOU-XX-00-DR-I-2001 Rev C03: Proposed Ground Floor (Received 25/01/2024)
- 223-YOU-XX-01-DR-I-2002 Rev P01: Proposed First Floor (Received 17/07/2023)
- 223-YOU-XX-00-DR-I-9020 Rev P01: Entrance Landscaping (Received 09/10/2023)
- 223-YOU-XX-EL-DR-I-2101 Rev P07: Proposed Elevation (A) (Received 25/01/2023)
- 223-YOU-XX-EL-DR-I-2102 Rev P06: Proposed Elevation (B) (Received 25/01/2023)
- 223-YOU-XX-EL-DR-I-2103 Rev P11: Proposed Elevation (C) (Received 09/10/2023)
- 223-YOU-XX-EL-DR-I-2104 Rev P08: Proposed Elevation (D) (Received 09/10/2023)
- 223-YOU-XX-R1-DR-I-2701 Rev P02: Proposed Roof Plan R1 (Received 09/10/2023)
- 223-YOU-XX-R1-DR-I-2751 Rev P05: Proposed Roof Details (Received 09/10/2023)
- 223-YOU-XX-XX-DR-I-2126 Rev P02: Proposed Planter (Received 09/10/2023)
- 223-YOU-XX-XX-DR-I-2129 Rev P02: Frame & Glazing D-F (Received 12/12/2023)
- 223-YOU-XX-XX-DR-I-2130 Rev P02: Access Gate and Fence F-I (Received 09/10/2023)
- 223-YOU-XX-XX-DR-I-2131 Rev P04: Perimeter Fence (Received 25/01/2023)
- 223-YOU-XX-XX-DR-I-2132 Rev P05: Proposed Extension (Received 09/10/2023)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of any works relating to the replacement windows hereby approved, exact details of their profile and depth, as well as material samples shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

4) Prior to the commencement of works relating to the roof top extension hereby approved, material samples of the render and decorative carving to be used in its external finish shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

5) Notwithstanding the submitted railings material sample (Received 12/12/2023), prior to the commencement of works relating to the approved boundary treatment along Silver Street and Gold Street, exact samples of the concrete base of the boundary treatment, that will also show how the approved railings will be affixed to it, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

6) Prior to the commencement of works relating to the hard landscaping measures, exact details and samples of the materials to be used within the finish of such works shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework.

7) Prior to the commencement of works relating to the installation of the secure bin store and cycle store hereby approved, specifications and samples of the materials to be used in their finish shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details, be made available for use prior to the occupation of the development and be retained thereafter.

Reason - To secure a satisfactory detailed development in accordance with the provisions of Manchester Core Strategy Policies SP1 and DM1 and the National Planning Policy Framework

8) The landscaping measures as shown on drawing no.223-YOU-XX-00-DR-I-9020 Rev P01 & drawing no.223-YOU-XX-XX-DR-I-2126 Rev P02 shall be implemented prior to the occupation of the development and be retained thereafter. If within five years of the date of the completion of the development any tree or shrub is removed, uprooted, destroyed, fails, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in its place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

9) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

o Hours of site opening/operation;
o Display of an emergency contact number;
o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
o Compound locations where relevant;
o Details regarding location, removal and recycling of waste (Site waste management plan);
o Phasing and quantification/classification of vehicular activity;
o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
o Parking for construction vehicles and staff;
o Construction and demolition methods to be used;
o The erection and maintenance of security hoardings where relevant;
o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
o Pedestrian management proposals;
o Loading and unloading of plant and materials;
o The design, erection, maintenance and dismantling of scaffolding.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

10) 10) a) Within three months of the date of this decision notice a scheme for the on site provision of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved scheme being made available for use prior to the occupation of the development and shall then be retained thereafter.

b) Within one month of the completion of the development a verification report confirming the installation of the approved works shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of promoting sustainable forms of transportation to and from the application site, and improving the air quality of the City Centre in accordance with Core Strategy Policies CC5, EN16 and DM1, Places for Everyone Plan Policy JP-S6, and the National Planning Policy Framework.

11) No external doors or gates shall open so as to encroach upon or overhang the public highway.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

12) No vegetation or planters adjacent to the site's vehicular access off of Major Street shall exceed a height of 600mm at any time.

Reason - In the interest of preserving visibility splays for motorists and pedestrians, and maintaining a high level of highway safety, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

13) The refuse storage facilities as shown on drawing no.223-YOU-XX-00-DR-I-2001 Rev C03 & drawing no.223-YOU-XX-00-DR-I-9023 Rev P01 shall be made available for use prior to the occupation of the development and be retained thereafter.

Reason - In the interest of neighbouring amenity and public health in accordance with Core Strategy Policy DM1, the National Planning Policy for Waste and the National Planning Policy Framework.

14) The cycle storage facilities as shown on drawing no.223-YOU-XX-00-DR-I-2001 Rev C03 shall be made available for use prior to the occupation of the development and be retained thereafter.

Reason - In the interests of promoting sustainable forms of transportation to and from the application site in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

15) The ancillary gym use hereby approved shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:

o Monday - Sunday (Including Bank Holidays): 06:00 till 20:00

Reason - To safeguard neighbouring amenity in accordance with Manchester Core Strategy Policy DM1 and the National Planning Policy Framework.

16) a) Notwithstanding Noise Impact Assessment prepared by BWB and dated April 2023 (Received 17/07/2023), prior to the construction of the gymnasium a detailed scheme for acoustically insulating the offices adjacent and above the gymnasium against noise generated, shall be submitted to and approved in writing by the City Council as local planning authority and implemented in full before the approved use of the gymnasium commences.

b) Within one month of the completion of the development and before first occupation of the completed development hereby approved, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To safeguard neighbouring amenity in accordance with Manchester Core Strategy Policy DM1 and the National Planning Policy Framework. .

17) a) Should any externally mounted ancillary plant, equipment or servicing be required for the approved gym use, it shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard neighbouring amenity in accordance with Manchester Core Strategy Policy DM1 and the National Planning Policy Framework.

18) The roof terrace hereby approved shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:

o Monday - Sunday (Including Bank Holidays): 08:00 till 21:00

Reason - To safeguard neighbouring amenity in accordance with Manchester Core Strategy Policy DM1 and the National Planning Policy Framework.

19) a) Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme that shall be submitted to and approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties. The development shall then proceed in accordance with the approved details.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and

requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

20) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) Prior to the occupation of the development hereby approved, a specification of security measures that shall detail how the development will achieve compliance with secured by design standards shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved scheme which shall be implemented prior to the occupation of the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

22) Prior to the occupation of the development hereby approved, a verification report confirming the installation of a bird box in an appropriate location on site, shall be submitted to and approved in writing by the Local Planning Authority. The approved box shall then be retained thereafter for the lifetime of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

**Informatives**

1) The applicant should be advised that any requirements for licensing, hoarding/scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

2) The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Manchester Airport Safeguarding Officer
Helipad Manager

Part Ground Floor, Saco House, 6 Minshull Street, Manchester, M1 3ED
First Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Third Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Second Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Fourth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Fifth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Central Coach Station, Chorlton Street, Manchester, M1 3JF
Saco House, 6 Minshull Street, Manchester, M1 3ED
Yates Wine Lodge, 49 Portland Street, Manchester, M1 3LD
Second Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Sixth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Fifth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
First Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Fourth Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Sixth Floor, Arthur House, 13 - 15 Chorlton Street, Manchester, M1 3FH
Third Floor, Barlow House, 4 Minshull Street, Manchester, M1 3DZ
Britannia Hotel, 35 Portland Street, Manchester, M1 3LA

**Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Area Team Boundary - Name: CENTRAL